

Planning Department
215 South 4th Street; Suite F
Hamilton, MT 59840
Phone 406.375.6530
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MEMORANDUM

DATE: FEBRUARY 28, 2007
TO: BOARD OF COUNTY COMMISSIONERS
FROM: JENNIFER DE GROOT *JD*
RE: MARKETTE EXPEDITED MINOR SUBDIVISION
CC: SUBDIVISION FILE
OUTGOING CORRESPONDENCE FILE – OG-07-02-230

Since the existing access to serve the proposed Lot 2 appears to have been used for agricultural purposes in the past, an approved approach permit for the change to a residential access is required prior to final plat approval. The Planning Department received a preliminary approach permit (Exhibit A-6) for the residential access to Lot 2 stating that the approach was to be paved prior to final inspection. The two existing accesses serving Lot 1 (one residential and one agricultural) were already in place to serve the existing single family residential home. No approach permit is required because there will be no changes in use. Condition 11 is no longer needed because the applicant will be required to pave the access to Lot 2 prior to receiving the final approach permit and there will be no changes in use to the two existing accesses for Lot 1.

Following are amendments to the staff report (note: changes to the Staff Report are in underline/strikeout.):

RECOMMENDED MITIGATING CONDITIONS OF APPROVAL FOR THE SUBDIVISION

~~41. The subdivider shall chip-seal both residential approaches a minimum of 20 feet wide from the edge of chip seal for Red Crow Road back to the edge of the right-of-way/easement boundary or a distance of 20 feet, whichever is greater, or as required by the Ravalli County Road Department, if specified in the approach permit. (Effects on Local Services)~~

COMPLIANCE WITH PRIMARY SUBDIVISION REVIEW CRITERIA

Criterion 3: Effects on Local Services

FINDINGS OF FACT:

3. According to the application, there are three existing accesses off Red Crow Road. It appears that the two existing accesses serving Lot 1 will be retained with one access used for residential purposes and the other access used for agricultural purposes.

4. According to the Ravalli County Road Department Preliminary Approach and Encroachment Policy, the existing residential and agricultural accesses for Lot 1 can remain in an unimproved state since the applicant is not proposing any changes in use.
- 4.5. ~~There is an existing access that will serve proposed Lot 2. The plat labels this access as approved. From a site visit, it appears that the access has been used for agricultural purposes. A preliminary approach permit from the applicant was submitted (Exhibit A-6) indicating that the residential access for Lot 2 has received preliminary approval. The applicant will be required to pave the approach in order to receive the final approach permit. If the existing use is agricultural and will be changed to residential, Section 3-3-4(c)(17) of the RCSR will require a Road Department approved approach for the change in use prior to final plat approval. Section 3-3-4(c)(17) of the RCSR will require an approved Road and Driveway Approach permit from the Ravalli County Road Department prior to final plat approval.~~
5. ~~Red Crow Road is a paved road. To mitigate impacts on Local Services, the subdivider shall pave the two residential accesses a minimum of 20 feet wide from the edge of pavement of Red Crow Road back to the edge of the right-of-way/easement boundary or a distance of 20 feet, whichever is greater, or as required by the Road Department, if specified in the approach permit. (Condition 11)~~

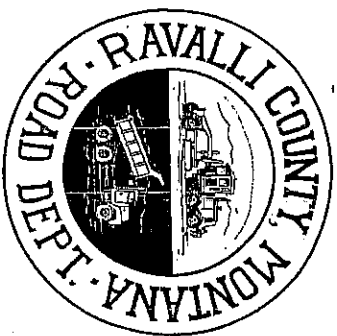


PAID 100-9442397

Ravalli County Road Department

244 Fairgrounds Road

(406) EXHIBIT A-6



ROAD and DRIVEWAY APPROACH RECEIVED APPLICATION and PERMIT

FEB 23 2007
IC-07-02-224
Ravalli County Planning Dept.

Date 6/28/06 Time _____

Road Name and No. Red Creek Road

Location of Work to be Performed first existing access on west side of road approximately 2/10 mile north of Bear creek

Applicant

Name David T. Markelle Phone 363-1110, 642-6126

Address PO Box 515 Hamilton, MT. 59840
herein termed the applicant, requests permission to construct an approach or road intersection as shown on the attached plot plan and hereby made a part of this application.

Check One: ☒ Private ☐ Public

Use of Property or Facility Single lot Subdivision (50 acres)
(Residence, Trailer Court, Gas Station, Field Access, Subdivision, Type of Business, etc.)

Property Owner

Name David Markelle; Debra Markelle Phone (same)

Address (same)

Installation Contractor

Name Bud Swintu/Joel Vieyra Phone 642-3193

Address 722 Blueberry Hill Victor, MT. 59875

To be filled out by Inspector:

Sight Distance: Left ~~1100~~ 950' Right 1000'

Speed Limit 30 mph Minimum Sight Distance 500'

Surfacing Gravel
(Gravel or Pavement)

Width 16'-20' Flare 15'-25'

Side of Roadway: West (N-S-E-W)

DRAINAGE: (As required by Road Department)

Culvert Size 15" Mud Length to match slopes

Job Specifications

see Policy

Inspected by M. Black 95-06

Final Inspection (within 30 days of permit issuance)

COPY

Inspected by _____